

LEFFLER MINOR SUBDIVISION AND REZONING PROJECT NARRATIVE – PAM 2020-0013 August 6, 2021

This proposal is for a Minor Subdivision to split off 3 residential lots from an 82.62-acre parcel located in the NE ¼ of Sec 27, T6N, R66W of the Sixth Principal Meridian, and Rezoning the 3 lots from I-M to R-E. The proposed Leffler Minor Subdivision is shown on the accompanying Plat along with the Site Analysis Map, the Property Boundary Map, and the Zoning Suitability Map for the Rezoning. The existing parcel is zoned I-M and was annexed into the City of Greeley in 1982. The parcel continues to be farmed and this minor subdivision is not proposed to change the current farming operations.

The owners of the parcel are Phillip Leffler and Richard & Lois Leffler. There are two sets of existing improvements with residences occupied by the owners that will become Lot 2 and Lot 3 of the proposed subdivision. The Building Table on the Site Analysis Map provides a description of structures that now exist on the property. The residence (B) and the cellar/wood garage (A) on Lot 2 have significant structural and functional issues and the current plan is that they will be demolished. It is Phillip's plan to build a new residence on Lot 1. Lot 1 at the northwest corner of the farm cannot be irrigated with the center pivot sprinkler that was installed in 2020. Constructing a residence would be the best use of this corner. Placing a residence on the corner of a farm created by the addition of a center pivot sprinkler is a common practice throughout Weld County and other agricultural areas of the country. This proposed minor subdivision would be very compatible with recent subdivisions that have been approved on the farms directly east and north of the Leffler farm. (See the Zoning Suitability Map) A new home was constructed on the farm to the north in recent years and lots are now being developed and are for sale in the Svetlov Minor Replat development east of the Leffler farm. There is also a house located on a lot that was split from the farm just to the west of proposed Lot 1 of the Leffler Minor Subdivision.

Several meetings with City of Greeley staff in the Planning and Engineering departments were very helpful for providing guidance related to current City policies and procedures that would be most appropriate to meet the owners proposed plans for the Leffler Farm. The proposed Leffler Minor Subdivision would have minimal impact on the current and future residents of the properties adjacent to the Proposed Leffler Minor Subdivision. Phillip will continue to farm Lot 4, raising feed for dairies in the area. Richard & Lois will continue to raise vegetables and a few animals on Lot 3 as they have for many years. There has been interest expressed by parties looking for light industrial land to develop in the vicinity of the Leffler farm and the owners are willing to consider this option at some point in the future. The owners have also been approached by parties interested in placing conservation easements on the property in order to preserve the opportunity to make use of the existing water rights attached to the property. Creating the proposed three residential lots on this property would not preclude future light industrial development or placing a conservation easement on the property and the owners are open to either option.

Both of the existing residences are served potable water by the North Weld County Water District. The ¾" tap serving Lot 2 has a credit of 2.0 acre-feet of water because it had served a small dairy barn and feed lot in the past. The ¾" tap serving Lot 3 has a credit of 0.5 acre-feet of water. The average use for each of these taps has been less than 3,000 gallons per month since there is raw water irrigation available for landscape needs. Since Phill is proposing to build a new house on Lot 1, we would want to move the existing tap from Lot 2 to Lot 1.

We are proposing to create 3 residential lots as shown on the attached map. As discussed with Mr. Derek Hannon in the Water & Sewer Department and his indication that this was acceptable, we would propose to allocate the available water credits as follows:

- 1 acre-foot to Lot 1
- 0.5 acre-feet to Lot 2
- 1 acre-foot to Lot 3

As provided for in Section 14.06.080 - Exception for large parcel single-family residential - of the recently adopted standards for water dedications, we would place a note on the plat indicating that the domestic taps for Lots 1, 2 and 3 would serve only the residence and limited area adjacent to the house and would specify the allowable water usage would be less than 1 acre-foot per lot. With these limitations the water credits for Lots 1 and 3 would be satisfied. If and when there is a request to activate a tap on Lot 2, that owner would have to dedicate an additional 0.5 acre-foot or amend the plat to restrict the usage for that lot to no more than 0.5 acre-foot.

The existing residences on Lots 2 and 3 are served by adequately functioning septic systems. The proposed lots in the Leffler Minor Subdivision will have a minimum gross area of 2.5 acres. This would allow adequate room for a replacement septic system and leach field on each lot if it were ever required.

The only impact to the existing transportation system that would result from the approval of this proposed minor subdivision would be the possibility of a few added small vehicle trips if a third residence was added to the property. There are currently well over 1,000 trips per day going through the intersection of AA Street (CR 66) and N 47th Ave (CR 33) according to traffic counts obtained from Weld County Public Works. The addition of approximately 10 trips per day generated by a typical residence would be insignificant considering the current number of vehicle trips on the streets adjacent to this property. The access points are all existing accesses and are shown on the Zoning Suitability Map.

There would be no noticeable adverse storm water runoff impacts to any adjacent properties resulting from the approval and development of this proposed Leffler Minor Subdivision. The western boundary of the property is the LaGrange Lateral that runs along a ridge that prevents any off-site runoff from entering the property from the west. Drainage ditches and AA Street along the northern boundary prevent runoff from the north from entering the property, except for occasional flows that have occurred when the drainage culvert at the north side of AA Street plugs and prevents that runoff from continuing east across WCR33 where it normally would run. The property to the east of N 47th Ave slopes generally to the south and east with no water backing up across N 47th Ave. The property to the south also slopes generally to the south and east except for part of the yard at the northeast corner that drains east to N 47th Ave. The Leffler farm slopes generally to the south and east and drains into a tailwater pond located near the southern end of the farm and adjacent to N 47th Ave. There has been no gravity discharge point for runoff from this farm during the more than 30 years we have owned it, and, from conversations with the two farmers who farmed the land for at least 20 years prior to that, no discharge they knew of. We were told that before N 47th Ave (WCR33) was raised and paved, runoff would sometimes cross the road and flow southeast towards the Poudre River. We have never seen runoff overtop N 47th Ave even while irrigation has been taking place during the heaviest rains. At 6:15

PM on July 2, 2021, following the heavy downpour, I took the following photo of the tailwater pond, looking north along the west side of N 47th Ave. Nearby rain gauges had recorded more than 2" of rain that afternoon. Other reports in the Greeley area that day were for considerably more than 2". The fields were well irrigated by the sprinkler running regularly for several weeks before this rain, so the soil was moist before this event.



As you can see by the high-water level mark around the power pole along N 47th Ave following this intense rainfall event was well below the shoulder of the road. Before runoff would overtop the road, it would back up and pond in the field to the west of the pond. Two of the three residential lots proposed to be created by this proposed minor subdivision are already developed and used as part of the farming operations. The impact on runoff that the addition of one residence in the 82 plus acres in this drainage basin would be insignificant.

As shown on the Zoning Suitability Map, and as described in the preceding paragraphs, the proposed Leffler Minor Subdivision and Rezoning is very compatible with existing and proposed land uses for the area. It is consistent with the Vision Statement and applicable Core Values contained in the City of Greeley Comprehensive Plan adopted earlier this year. As encouraged in Objective GC-1.2, this development is located within the boundaries of previously approved residential development in an area annexed in 1982 and is not leap-frog development. Objective GC-1.4 states that development north of the Cache la Poudre River is desirable. This plan promotes ongoing agricultural uses as proposed in

Objective NR-2.8. It fits well with the description of a Rural Neighborhood in the North Annexation Area with the transition to agricultural lands while allowing for future commercial or light industrial uses as noted in Goal IMP GC-1.2. There is also the opportunity for a conservation easement to maintain open space and encourage cooperative use of valuable water resources. This would include non-potable water use as mentioned in Goal IMP NR 1.5. In summary, this proposed Leffler Minor Subdivision and Rezoning allows long-time residents of Greeley to make reasonable improvements and productive use of their property and natural resources while complying with the City of Greeley's plans for future development in the North Greeley Annexation Area.

The owners of this property are proposing that conditions placed on the approval of the Leffler Minor Subdivision and/or Rezoning would include an agreement that the existing center pivot sprinkler would not have to be relocated unless and until the physical widening of N 47th Ave, centered on the section line, would require it to be moved. The owners would also agree to a condition that any residential lots within this property would be a minimum of 2.5 gross acres in size. The City of Greeley's consideration of this proposal is much appreciated.

Submitted by: Richard L Leffler, Colorado P.E. #13642